

An
Bord
Pleanála

Board Order
ABP 317111-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/162

Appeal by Michael and Aoife Wallace care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 18th day of April, 2023 by Kildare County Council to refuse permission for the proposed development.

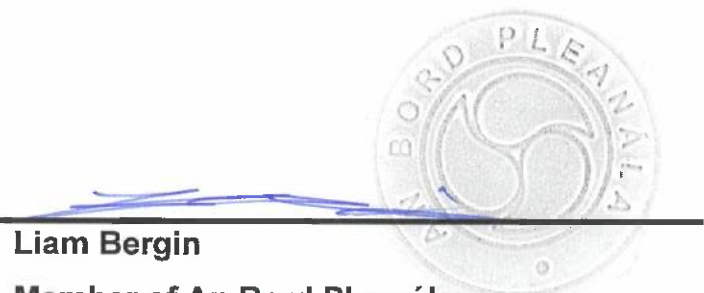
Proposed Development: The construction of a new detached two storey, two bedroom plus study dwelling house with new vehicular entrance way and alteration and relocation of existing vehicular entrance way to existing dwelling and other associated alterations to facilitate works including new drainage connections, new boundary walls and landscaping all located at and to the front garden at 13 Prioory Chase, Saint Raphael's Manor, Celbridge, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the scale of the proposed dwelling house, and in particular, the depth and height of the proposed dwelling close to the boundary with number 12 Priory Chase, it is considered that the proposed development (both the originally submitted plans and the amended plans as submitted at appeal stage) would adversely impact the residential amenity of neighbouring property at number 12 Priory Chase, as a result of the overbearing visual impact of the proposed dwelling when viewed from the rear garden of same. Further the substandard nature of the private amenity space is indicative of overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 18 day of September, 2023